



**Mayor and Town Council  
Work Session  
Tuesday, November 7, 2023  
5:00 pm  
Old Fire Hall, 212 W. Green Street, Snow Hill  
ZOOM ID # 863 5570 0621**

**AGENDA**

1. Call to order by Mayor Pruitt
2. Mr. Larry Bohlen, of the Local Government Insurance Trust, will discuss risk management at the municipal level with an emphasis on inspection and maintenance of public facilities and public and employee safety.
3. Dr. Hogan Pesaniello will renew her interest in leasing space from the Town for a professional office and to display her mini-zoo. She has a specific interest in the train station but has not abandoned her idea to use the former Peninsula Bank building.
4. General discussion on surplus properties with particular emphasis on next steps for the former Peninsula Bank Building.
5. Mayor & Council Comments
6. Public Comments
7. Adjournment

**PLEASE NOTE:**

- Meetings will be recorded and available to the public on the website.
- Portions of meetings may be closed under the terms of the State Open Meetings Act as necessary.
- If you would like to receive a meeting packet sent to you prior to the meeting, please email Carol Sullivan at [csullivan@snowhillmd.com](mailto:csullivan@snowhillmd.com).

This agenda may be subject to change.

K. Hogan Pesaniello, MD  
105 North Washington Street  
Snow Hill, MD 21863  
(757) 894 3118

Proposal for lease of town-owned property:

Property of concern: Train Station

Address: 103 Bank Street, Snow Hill, MD

Purpose: Two businesses run by Dr. Pesaniello:

1. An art gallery/display of a miniature zoo layout
2. Dr. Pesaniello will move her neurofeedback practice from her home office to this location/ or add it as a location. Lease will include use of space / rooms available for her practice.

Additional Potential Purposes:

Dr. Pesaniello is interested in assisting in coordinating with others in the town to provide space for wellness offerings when not being used for neurofeedback. As there is interest, she could help in the development of a wellness collaborative that can bring professional services to the areas both in the arena of medicine, mental health, and integrative health and wellness. Other locations in town might reasonably be the location of some of these or provide space to grow into or move to if the town finds a new use for the train station.

Dr. Pesaniello's vision is that additional wellness oriented sub-lessors, perhaps hourly or half days will eventually be secured and provide more funds to support ongoing use of the building as a wellness center for the community that offers services unavailable at the community center.

Summary: Dr. Pesaniello will lease this building for 500.00 per month (see details to be included in the agreement in the list below)

This is a proposal to be considered. Dr. Pesaniello is not bound by it, but this is a suggestion for drawing up a lease that will need to include specifics to cover confidentiality, emergency and inspection access, etc.

## DETAILS

As was discussed in the initial town meeting where Dr. Pesaniello attended about a different location, (the PNC bank), there is benefit to the town if she can offset some of the expense the town is carrying as owner of some buildings. Train station is rarely used, and the events, like voting or meetings related to running the town, for which it is very occasionally used, we have other locations for. There has been minimal income to the town from renting the train station, and the one kind of rental (for birthday parties) there is an actual business in town that provides space. And

There is benefit for the town if the property is being used for a business and an attraction to bring people to town who might use other businesses, as well as benefit for the town of eliminating the problem of yet another unused property causing a look of "blight" in the town.

Similar to Dr. Pesaniello's prior proposal, this proposal accommodates concern that the town might decide to use the building for other purposes. (Dr. Pesaniello will be able to vacate more quickly than most businesses should the need arise. And similar to the proposal re the bank, Dr. Pesaniello is happy to work with the town should there be need for a meeting or voting to occur. It is possible to open up voting day just for town use, or to accommodate a meeting there.

Dr. Pesaniello's use would incur some minor expense to improve the property, possibly additional lighting, added safety features (locks), or a security camera, and improvement to the inside appearance, (ability to hang art) or special lighting for the zoo display.

Her proposal is the following, (and is open to negotiation with the town):

1. Dr. Pesaniello will provide for, additional locks, safety features such as ring camera or /mirrors for blind spots. And added track lighting to facilitate displays. A hot water attachment to the faucets for warm water at the source may be needed. Due to this upgrading, she will not pay rent for the first two months.
2. The town will provide the building and present the building with working bathrooms (toilet, water running), and working locks for doors and windows. The town will maintain the grounds and the parking lot as they have been. address any areas of the exterior that are unsightly.
3. Dr. Pesaniello will pay 500.00 monthly rent, and will purchase business liability insurance for her businesses, that includes the usual tenant coverages should she create damage. Dr. Pesaniello will pay for the additional electricity and gas used for heat/air conditioning over the average use already incurred by the town in maintaining the empty property.
4. Dr. Pesaniello will use the current furnishings and file cabinets, storage closets for the businesses described. And leave any of the current furnishings there if/when she vacates.
5. The town will retain responsibility for providing working heat/AC/plumbing, exterior lighting systems, The town will continue snow removal, mowing, and preventive salting of the sidewalks.
6. In consideration of the town's interest both in viable and attractive community-oriented businesses, as well as potentially selling this building if it is not serving the town well, the town will agree not to sell the property for at least two years. However, if either the town or Dr. Pesaniello determines the agreement is not satisfactory, after six months, either can six months'

notice for any reason, and the agreement will terminate. Otherwise, the lease will renew annually, unless the town decides to sell the building.

7. If the facility evolves into a collaborative wellness center with active subleasing of significant time or space to other professionals, at two years, at the lease renewal, it is likely a new facility would be needed or a re-negotiation of the lease agreement.
8. Dr. Pesaniello will be allowed to add sign-age to designate the businesses at that location, and the town will facilitate and advise on this.

#### Other information:

- I am the psychiatrist who presented to the town meeting my interest in finding space in the town for the miniature zoo created by my husband and me. Now I have had numerous contacts with Lori McAllister, with Rick Pollitt, and have introduced myself and the idea to the new councilwomen. I've considered in the past usable for an experimental long-term showing of the zoo, and with encouragement, to utilize low cost space as an alternative and more accessible space for my neurofeedback practice – to experiment with making biofeedback and neurofeedback for wellness more accessible and less stigma-oriented (to get brain and body based behavioral and wellness interventions that can improve community wellness.) My rationale for looking for low cost unused space is to accommodate my interest in innovative and community-oriented offerings. The zoo would bring community in across the seasons, provide a gallery for art, and fun. And be a reasonable entry space for the neurofeedback practice, which can be removed and screened visually and with headphones.
- The space for the zoo is plenty, and in addition to space for the zoo display, it would lend itself for additional art displays (exotic animal art/ art w healing and community themes) and possibly art supplies.
- The spaces for my neurofeedback offering may work reasonably if I am flexible and creative. I have utilized a home office, so I am used to working creatively with space! The space could eventually be utilized for wellness-related offerings and consultations -- a thought that clearly appeals to the town council and staff in my discussions, and dovetails with my interests in facilitating community wellness and health and prevention. This could help bring in professionals that we so need in this rural area, as well as more visitors to the town. I would be looking for collaborators in this.

My hope is that the town will want to work with me, with shared vision: that I can bring an attractive gallery offering: the miniature zoo display (that brings return visitors with the seasonal changes in the

zoo display and art gallery. Initially we will be setting up the zoo while I start offering neurofeedback, then will open the zoo limited hours on evenings and weekends. (I will be hoping for eventually having both attractions open daily including off-hours and weekends). In addition, with using it for professional neurofeedback office space, the town will benefit from increase the number of people that can utilize my offerings in neurofeedback and biofeedback. As I succeed with these two, and very possibly while we are seeing how the space will adjust, my hope would be to work with other leaders in wellness to add that as an additional feature.

I wonder if you may have questions or input for me that would help shape my thinking and my proposal.

My phone number is 757 894 3118 and my email is

[dr.hoganpesaniello@pesaniellooffice.com](mailto:dr.hoganpesaniello@pesaniellooffice.com)

Thank you for your consideration,

K. Hogan Pesaniello, MD

K. Hogan Pesaniello, MD  
105 North Washington Street  
Snow Hill, MD 21863  
(757) 894 3118

Hello, Lori McAllister

As per our recent conversation, please find enclosed another proposal, this time for the rental of the train station until there is a new need for it for use by the town.

Please feel free to share this with Rick Pollit and with the councilwomen.

In addition and in the meantime, I would like your help seeing if any existing businesses that have space would like to have me display the zoo in their business to draw business during the holiday season.

Specifically, I seek opportunity to put it up after October 8, hoping to display the zoo decorated for Halloween, with trick-or-treaters and fall colors. Then we will change it to fall through Thanksgiving, then to Christmas display, and finally after the new year, change it to a winter display.

The zoo can be viewed in its smaller form (as we have yet had no opportunity to set it up the way we envision) on UTube (google UTube, then Chincoteague Island Zoo)

Here is a link: <https://www.youtube.com/watch?v=Y0qWAZTne24>

Multiple business owners and other people in town have expressed interest in seeing it in a more full display than I have been able to show it with just a window or pictures or on a single table top. We would also be able to demonstrate its ability to bring return visitors, through the seasons. While ample space adds more flexibility to present the design in full, we will fit it into something around 15 x 15, which is not optimal space, but do-able by adding levels closer than we would normally space the exhibits. Each way has its advantages. There would need to be room for viewers to move around several sizeable tables of different heights, and we would want to add optimal track lighting and/or spotlights. We would be able to be present to show the zoo limited hours on Thursday, Fridays, and weekends, some evenings, and/or coordinate with shop owners for ample protection of the zoo for it to be shown other hours. (if necessary, we would work on constructing plexiglass barriers if the space is close.)

While I can have zoo open more if it is located in close proximity to my neurofeedback waiting room and practice, we are happy to experiment, especially since this might also help the downtown area, and give others a chance to see our vision. Once the zoo is set up, taking it down will simply require some

advance notice and time for us to access the space and pack it up for safe removal. Setting it up could probably take about a week.

Please help me approach the business owners who you think might have interest.

Hogan Pesaniello, MD

757 894 3118

Hoganello7@gmail.com

**A list of surplus properties**  
**As of November 2023**

Surplus properties:

1. 309 Washington Street. (old PNC bank)
2. 301 Willow Street - (dilapidated building, town lift station)
3. 203 Martin Street - (empty lot on E. Martin Street)
4. 423,425 and 427 W Market Street